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|--|------------------------|--------------|
| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT | LEASE AMENDMENT NUMBER | 10 |
| | TO LEASE NUMBER | GS-11B-02178 |
| | PDN NUMBER | NA |

ADDRESS OF PREMISES
425 EYE STREET, NW
425 EYE STREET, NW
WASHINGTON, D.C. 20001-2542

THIS AMENDMENT is made and entered into between YE STREET, NW, L.P.
whose address is: C/O: TED KOLTIS
425 EYE STREET, SUITE 200
WASHINGTON, D.C. 20001-2542

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant, and agree that the said Lease is amended as follows:

Current Information:

| | |
|----------------|-----------------|
| Annual Rent | \$12,842,239.61 |
| Operating Cost | \$2,538,608.72 |

A. Issued to reflect a CPI escalation, as follows:

| | | | |
|--|-----|------|--------------|
| Base (CPI-W-U.S. City Avg) | MAY | 2011 | 222.954 |
| Corresponding Index | MAY | 2016 | 234.444 |
| Base Operating Cost Per Lease | | | (b) (4) |
| % Increase in CPI-W | | | 0.051535294 |
| Annual Increase In Operating Cost | | | (b) (4) |
| Less Previous Escalation Paid | | | \$108,305.61 |
| Annual Increase In Operating Cost Due Lessor | | | (b) (4) |

New Information

| | |
|----------------|-----------------|
| Annual Rent | \$12,858,952.23 |
| Operating Cost | (b) (4) |

B. The annual rent shall increase by

| | |
|--------------------------|-----------------|
| Effective | \$16,712.62 |
| New Annual Rent | June 7, 2016 |
| Monthly Rent, in arrears | \$12,858,952.23 |
| | \$1,071,579.35 |

This Lease Amendment contains one page.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: _____

Name: _____

Title: _____

Entity Name: _____

Date: _____

FOR THE GOVERNMENT:

Signature: (b) (6)

Name: _____

Title: Lease Contracting Officer
GSA, Public Buildings Service

Date: _____

WITNESSED FOR THE LESSOR BY:

Signature: _____

Name: _____

Title: _____

Date: _____